

Tisserand Piggeries,

Stane Street,

Billingshurst,

West Sussex

RH14 9AE

**Prior Notification for change of use of agricultural buildings to 7no dwellinghouses
(C3 Use Class).**

1. Introduction

This statement supports an application for prior approval under Class Q of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2024.

The proposal seeks permission to convert existing agricultural buildings into 7 dwellinghouses (Use Class C3), with associated curtilage and parking.

Prior approval was previously granted for 4 dwelling under DC/23/026

This application demonstrates that the proposal complies with the conditions, limitations, and prior approval requirements of Class Q as amended in 2024.

2. Site Description

The application site is Tisserand Piggeries and relates to agricultural buildings sited within the farm yard.

The site sits to the West of Stane Street (The A29) from which it is accessed.

The immediate application site comprises a cluster of agricultural buildings including a farrowing house, pig pens, a granary, a wash house, storage and workshops. The buildings are all of differing construction.

The site was purchased by the applicants' grandparents in 1960 with just 8 pig sties and a small granary on site, over the years additional buildings were added to the farm as stock was increased and a further 21 acres was purchased in 1982 to provide crops.

The farm continued to be operated by the applicants' grandfather, however the 21 acres was sold in 1999 due to illness and the farm continued to operate on a smaller scale until 2011 when he became too ill to continue.

The agricultural activities ceased around 2011 and the buildings have laid redundant since apart from a small period of farming in the last few years.

Whilst the buildings have been cleared up recently the buildings have not been in an alternative use since the agricultural business ceased and so their lawful use, when last in use, is clearly for the purposes of an agricultural business.

3. Assessment Against Class Q

3.1 Permitted Development Rights (Use and Eligibility)

- The buildings were used solely for agriculture as part of an established agricultural unit on or before 24 July 2023 (the relevant date under the 2024 amendment)
- There is no Article 4 Direction removing Class Q rights from the site.
- The buildings are not listed and are not located on land designated as Article 2(3) land, including AONBs or Conservation Areas.
- The site is not occupied under an agricultural tenancy and such a tenancy has not been terminated in the last 12 months.
- No works under Class A(a) or B(a) of Part 6 have taken place on the agricultural unit since the relevant date

3.2 Number of Dwellings and Floor Area Limits

- The proposal seeks the change of use to 7 dwellings, which is within the increased limit under Class Q (as amended in 2024), which now allows up to:
 - 10 dwellings in total, and
 - A maximum cumulative floor space of 1,000 square metres.
- The total residential floor area proposed is 391.76 square metres

3.3 Building Operations

- The works proposed are limited to those reasonably necessary for the buildings to function as a dwelling, including:
 - The accompanying plans show the extent of new doors and windows.
 - Exterior wall and roof cladding would be replaced to provide the necessary weathering.
 - Lightweight cladding to the walls would be provided and lightweight roofing sheets to the roofs.
 - The external dimensions of the building would not extend beyond the external dimensions of the existing building at any given point more than 0.2 metres to accommodate building operations allowed by paragraph Q.1(j)(i)

3.4 Structural Integrity

- The structures are capable of conversion without the need for new structural elements or demolition.
- A structural report was provided with the previous application and accompanies this application.
- The buildings are of sound construction and in good condition.
- The proposed works to convert the building are considered to be reasonably necessary for the conversion of the buildings to residential use

3.5 Transport and Highways Impact

- The proposal would utilise the existing access to the public highway.
- The development would provide 7 dwellings in replacement of an existing agricultural use. It is not anticipated that the proposal would represent a significant intensification in terms of vehicle movements relative to existing agricultural operations.
- The proposal is not therefore considered to result in harm to the function or safety of the public highway network.

3.6 Noise, Contamination, and Flood Risk

- The building is not located near significant sources of noise. Nearby uses are predominantly agricultural or residential.
- While some noise disturbance may be anticipated from agricultural operations in the field to the south and from vehicle movements on the shared access to the fields this would not be unexpected to a rural location or of such magnitude that would warrant an objection
- No contamination is expected given the storage use and the fact this is a field barn and not within a working yard. A Preliminary Contamination Phase 1 assessment can be conditioned if necessary.
- The site lies in Flood Zone 1, indicating low risk of flooding. No further measures are therefore required.

3.7 Natural Light in Habitable Rooms and space standards

All proposed dwellings have been designed to ensure adequate natural light in habitable rooms in accordance with the prior approval requirements introduced in 2020 and retained in the 2024 amendments.

The building is capable of complying with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015(1) and the proposed units all comply with these standards.

3.8 Design and external appearance of the building

The proposal would involve the installation of doors and windows to allow natural daylight into the main habitable rooms, replacement of roofing material, rainwater pipes and gutters, timber cladding to walls, installation of insulation to floors, walls and roof and a damp-proof course and internal insulation.

The proposal would include the provision of windows and doors with timber shutters to maintain an agricultural appearance, with the use of timber cladding to the elevations.

The buildings in their current form are not designed for residential purposes and are not considered to be of any particular architectural interest.

The proposal would not substantially alter the buildings existing utilitarian character, and it is therefore considered that the proposed changes are acceptable with reference to the design and external appearance of the buildings.

4. Conclusion

The proposed development meets all relevant criteria under Class Q of Schedule 2, Part 3 of the GPDO (2024) and represents sustainable development through the re-use of an existing building for residential purposes.

The proposal:

- Falls within the permitted floor space and dwelling limits.
- Involves only works reasonably necessary for conversion.
- Does not result in significant impacts relating to highways, noise, flood risk, or contamination.
- Provides adequate natural light and amenity for future occupants.

The application is therefore compliant with the General Permitted Development Order 2024, and prior approval should be granted.